



Park Road, Timperley, WA15

Asking Price of £375,000



# Property Features

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- Retail Unit on Ground Floor
- Scope to Create Two Double Bedroom Apartment on First-Floor
- Large Basement with Scope for Conversion
- Off-Road Parking
- Sold with Vacant Possession
- Modern Combi Boiler
- Within Catchment of Outstanding Schools
- Ten Minutes Walk to Metro Link Station
- Modern Boiler Installed in 2019
- Over 2200 square feet



# Full Description

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Scope to create mixed use commercial and residential property. The property offers a ground floor retail unit, currently utilised as a photography studio for portraiture, with basement storage and first-floor office space with kitchen and shower room.

This property offers scope to be converted into three rental units, with scope to convert the basement and create independent access to basement, ground floor and first-floor.

## RETAIL UNIT

The retail unit is located on the ground floor with a central entrance door and glazed windows to either side. The retail space is fitted with recessed spotlighting; laminate wood effect flooring; a recessed door matt; and doorway leading to the hall which allows access to the rear shop, basement and office one.

To the rear of the shop on will find a large extension, which allows for a photography studio. This could be adapted to allow for private access to the first-floor accommodation. From here a side door leads to the exterior; there is also a WC and small office two with window to the side aspect.

## BASEMENT

The basement comprises of three large chambers. These are currently utilised for storage with concrete flooring and ceiling mounted strip lighting. This space is accessed via a door from the ground floor hall. There is scope to tank this space and create an additional office space or another residential apartment.

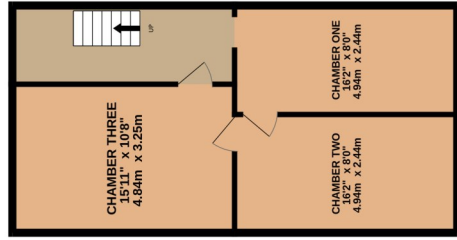
## FIRST-FLOOR ACCOMODATION

A carpeted balustrade staircase leads from the hall to the first-floor accommodation. To the first floor there are two large office space, along with a kitchen and shower room. From the first-floor landing one can access the loft hatch.

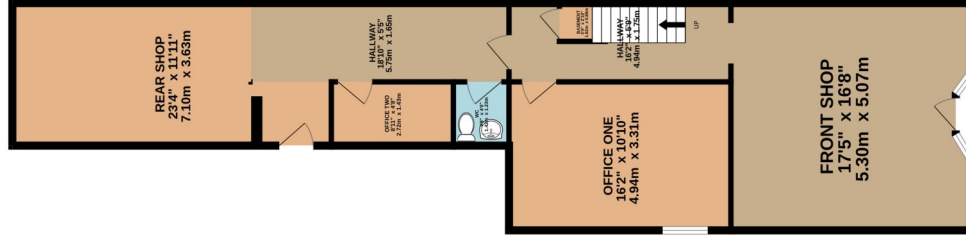
units; multi-directional spotlighting; a wall mounted combi boiler; an integral four ring gas hob with electric oven under; stainless steel extractor fan over; recessed sink, with chrome mixer tap over; space and plumbing for fridge-freezer and dishwasher.



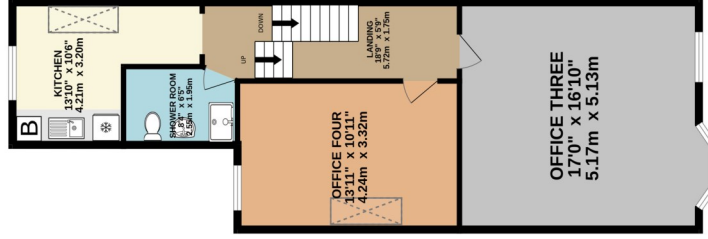
**BASEMENT**  
539 sq.ft. (50.1 sq.m.) approx.



**GROUND FLOOR**  
929 sq.ft. (86.4 sq.m.) approx.



**1ST FLOOR**  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 2204 sq.ft. (204.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the measurements of doors, windows, rooms and any other items are appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller makes no representation or warranty that the measurements have been tested and no guarantee as to their capability of efficiency can be given.

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# COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The current owners have advised the property is sold freehold. The property was build in 1926.
- 2. What are the business rates for this unit?** The current owners have provided evidence that the unit is subject to business rates relief, meaning they are not currently required to pay any business rates.
- 3. When was the boiler last serviced?** The boiler was installed around 8 years ago.
- 4. Have the current owners carried out any work to the electrics?** The owner had the property re-wired when they purchased in 1992.
- 5. Have the current owners carried out works recently?** The current owners installed a new bathroom suite in 2021. They also had some roof repairs carried out recently, the roofer is returning to finish these works including a new lead valley.
- 6. Does the property have a loft space?** Yes the loft hatch is located in the first floor landing. The loft is insulated, but has not been boarded.
- 7. How quickly can the current owners vacate this unit?** The current owners are happy to move from the unit to accommodate a buyers desired timescale. We expect it to take around three months to complete a purchase.